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University of South Carolina

BOARD OF TRUSTEES

Buildings and Grounds Committee

September 24, 2004

The Buildings and Grounds Committee of the University of South Carolina Board of Trustees met on Friday, September 24, 2004, at 1:30 p. m., in the Capstone House Campus Room.

Members present were: Mr. Miles Loadholt, Chairman; Mr. James Bradley; Mr. Samuel R. Foster, II; Mr. William W. Jones, Jr.; Mr. Robert N. McLellan; Mr. Mack I. Whittle, Jr., Board Chairman; and Mr. Herbert C. Adams, Board Vice Chairman. Members absent were: Mr. Mark W. Buyck, Jr.; and Mr. William C. Hubbard. Other Trustees present were: Mr. Arthur S. Bahnmuller; Ms. Rita M. McKinney; Mr. Michael J. Mungo; Mr. Eugene P. Warr, Jr.; and Mr. Othniel H. Wienges, Jr.

Others present were: President Andrew A. Sorensen; Secretary Thomas L. Stepp; Executive Vice President for Academic Affairs and Provost Mark P. Becker; Vice President and Chief Financial Officer Richard W. Kelly; Vice President for Information Technology and Chief Information Officer William F. Hogue; Vice President for University Advancement T.W. Hudson Akin; Vice President for Human Resources Jane M. Jameson; General Counsel Walter (Terry) H. Parham; Vice President for Student Affairs Dennis A. Pruitt; Chancellor of USC Upstate John C. Stockwell; Dean of USC Lancaster John Catalano; Director of Athletics Michael B. McGee; University Architect and Director of Facilities Planning and Construction Charles G. Jeffcoat; Assistant to the Vice President, Office of Business and Finance Ken Corbett; Director of Student Development and University Housing, Division of Student Affairs, Gene Luna; Executive Assistant, Campus Planning and Construction, Donna Collins; Chief Financial Officer for the Department of Athletics Shawn Eichorst; Senior Associate Athletics Director for Business and Development, Department of Athletics, Brad Edwards; Public Information Officer, Office of Media Relations, Karen Petit; Director of University Communications, Division of University Advancement, Russ McKinney, Jr.; and members of the media.

Chairman Loadholt welcomed everyone and invited Board members to introduce themselves. Mr. McKinney introduced members of the media in attendance.

Chairman Loadholt stated that the agenda had been posted and the press had been notified as required by the Freedom of Information Act; the agenda and

supporting materials had been circulated to Committee members; and a quorum was present to conduct business.

Chairman Loadholt stated that there were contractual matters appropriate for discussion in Executive Session. Chairman Loadholt called for a motion to enter Executive Session. Mr. Bradley so moved. Mr. Foster seconded the motion. The vote was taken, and the motion carried.

The following persons were invited to remain: Dr. Sorensen; Mr. Stepp; Dr. Becker, Mr. Kelly; Ms. Jameson, Dr. Pruitt, Dr. Hogue; Dr. McGee; Dr. Stockwell; Mr. Parham; Ms. Collins; Mr. Jeffcoat; Mr. McKinney; Ms. Tweedy and Ms. Stone.

Return to Open Session

I. Thomas Cooper Library Renovations/Equipment: Chairman Loadholt called on Mr. Kelly who reported that the main floor and Level 5 of the Thomas Cooper Library would be renovated. The renovations were required to relocate the Processing Services staff; multi-use seating for an additional 250 users will also be provided. Funding from the Three Year Capital Plan has been authorized for this project; \$160,000 for renovations costs and \$190,000 to purchase furniture for the Library.

Mr. Loadholt stated that this report was received for information.

II. Critical Building Energy System Needs: Mr. Kelly stated that this project had received approval to address critical risk energy related maintenance throughout the Columbia Campus and work was well underway. The next phase of the project, totaling \$323,000, included the West tunnel steam leak repair; Currell College condensate piping replacement; Carolinian Library condensate line replacement; Woodrow College condensate receiver replacement; McKissick steam and condensate line replacement; Callcott steam and condensate line replacement; Davis College steam pit/manhole rebuild and South Quadrangle steam pit repair. This project was part of the Three Year Capital Plan.

Mr. Loadholt stated that this report was received for information.

III. Thornwell College (Housing) Interior Renovations: Mr. Kelly stated that administrative approval had been received to increase this project by \$49,000. The additional funding was needed for installation of porcelain tile in lieu of vinyl tile in the kitchen areas; the increase also provided contingency funds in the event the existing sub flooring was found to be unsuitable during the removal of existing floor finishes. The increase resulted in a total project budget of \$539,000 funded with Housing Funds.

IV. McKissick Elevator Upgrade: Chairman Loadholt stated that Mr. Buyck had written a letter of concern about the amount of money involved in this particular elevator repair in comparison to other needs he believed existed on campus. Earlier today, Mr. Kelly and Secretary Stepp had engaged in a lengthy telephone conversation with Mr. Buyck (who was unable to attend the meeting) about this matter. Had he known that locating the Visitor Center in McKissick Museum would require an additional \$500,000 to repair that particular elevator, he may have expressed reservations about the location; however, he was willing to support the project at this point in time.

President Sorensen stated that Mr. Buyck had asked about the

possibility of locating the Visitor Center elsewhere on campus; however, a proposal had been presented to relocate it from the Carolina Plaza to McKissick Museum one year ago. The initial impression on prospective students and their parents had been phenomenal. Inside the center was a small auditorium for orientation sessions as well as a simulated furnished dormitory room and materials about the history and traditions of the University. In addition, McKissick Museum was situated on the Horseshoe, perhaps the most scenic area of campus creating a lasting impression on visitors. He believed that the location was excellent and strongly supported this proposal.

In response to Mr. Whittle's inquiry about the number of visitors and parking arrangements for these individuals, Dr. Sorensen indicated that adequate parking was available beside the museum in the area previously used by administrators and others visiting the Osbourne building; a police officer had been assigned to monitor and direct that parking. In addition, Dr. Pastides had reported to him that there had been an increase of visitors to the museum since the relocation of the Visitor Center to the building. Mr. Whittle requested that the Board tour the center and museum.

Mr. Kelly explained that a very narrow elevator more than 100 years old provided the only means of handicap accessibility in the building. Because of the age of the building, it was not required to upgrade the elevator; however, the administration believed that it was imperative to continue to improve handicap accessibility on the campus.

Chairman Loadholt called for a motion to establish the project with a budget of \$525,000 funded with University Funds as presented in the Three Year Capital Plan. Mr. Jones so moved. Mr. Bradley seconded the motion. The vote was taken, and the motion carried.

V. Coker Life Science Phase II - HVAC Upgrade: Mr. Kelly stated that in June 2003, the Board had approved a project for \$950,000 to address the HVAC problems in the Coker Life Sciences, an academic and research facility. Phase I of the project to replace the VAV boxes on the fifth through the seventh floors and to upgrade the HVAC system was nearly completed.

Approval was being requested today to establish Phase II of the project including the replacement of the remainder of the VAV boxes on the first through fourth floors and cleaning of the existing ductwork throughout the facility to remove potentially hazardous mold. If a third phase was warranted, a request will be presented to the Committee at the appropriate

time. This project budget totaled \$500,000 and will be funded with University Funds.

Chairman Loadholt called for a motion to establish Phase II of the project with a budget of \$500,000 to be funded with University Funds as presented in the Three Year Capital Plan. Mr. McLellan so moved. Mr. Foster seconded the motion. The vote was taken, and the motion carried.

VI. Other Matters:

A. Negotiations Related to Baseball Stadium Location:

Chairman Loadholt called on Mr. Stepp to present a motion to proceed with the architectural and engineering portion of the baseball stadium. As a result of discussions earlier today in Executive Session, Secretary Stepp presented the following motion for consideration:

Motion: Approval is requested to establish an architectural and engineering project for the design and development of a new Carolina baseball stadium. The study will examine various locations as well as study the construction of a stadium with and without a performance amphitheater option. The study will address all parking options, including the impact of parking displacement from the recommended stadium location. The project budget is \$750,000 to be funded from the Athletics' Department funds.

Mr. Lister made the motion as stated. Mr. Jones seconded the motion. The vote was taken, and the motion carried.

Since there were no other matters to come before the Committee, Chairman Loadholt declared the meeting adjourned at 2:45 p.m.

Respectfully submitted,

Thomas L. Stepp
Secretary